

Chairperson
Kenneth Aurecchia

Vice-Chairperson
Richard Fascia

Secretary
Joseph Anzelone

Counsel for the Board
Joseph Ballirano, Esq.



Building Official
Bernard J. Nascenzi, C.B.O.

Zoning Board Members
Anthony Piloizzi
Bernard Frezza

Alternate Board Members
Dennis Cardillo
Albert Colannino

Recording Secretary
Holli Stott

JOHNSTON ZONING BOARD OF REVIEW
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MINUTES

November 17, 2011

The Zoning Board of Review held its monthly meeting on the 17th day of November, 2011, at 7:00 p.m., at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI. All persons interested in the following proposals had been requested to be present at this time.

Present: Richard Fascia, Vice-Chairman, Anthony Piloizzi, Joseph Anzelone, Bernard Frezza, Albert Colannino and Dennis Cardillo. Also present: Joseph Ballirano, Town Solicitor, Holli Stott, Recording Secretary and Dianne Edson, Stenographer

Mr. Piloizzi made the motion to approve the minutes of the October 27, 2011 meeting. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

Mr. Piloizzi makes a motion to rescind his motion last month to cancel the December meeting. Mr. Piloizzi asked Mrs. Stott and Mr. Ballirano if there is enough time for the Zoning secretary to prepare and post the agenda if he was to proceed with a December meeting and Mr. Ballirano explained that there is plenty of time to get the agenda together. Mrs. Stott the zoning secretary agreed. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Mr. Frezza makes a motion to approve 2012 meeting dates. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

A. File 2011-44

LOCATION: 6 Peppermint Lane
OWNER/APPLICANT: Christiana and Michael Fagbote
LOT: AP 43 — Lot 370; 37,017 sq. ft.; R-40 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Construct a second floor addition over existing garage
Dimensional Variance petitioned under Article III, Section F, Table III F-1

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— SIZE	40,000'	37,017'	2,983'

Mr. Ballirano and Mr. Russo agreed to place this item on the agenda under old business last minute so that the project could get underway if approved before the holidays. Mr. Russo was sworn in as the attorney representing the homeowner and he explained that they received DEM approval for the septic system upgrade. Mr. Capacco was sworn in as the contractor on the project and he explained to the board that the septic system upgrades will accommodate the new bedroom that will be constructed over the garage.

No abutters appeared for or against

Mr. Piloizzi made the motion to approve the minutes of the September 29, 2011 meeting. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

File 2011-55

LOCATION: 12 Rockcrest Lane
 OWNER/APPLICANT: Kelley M. Villanueva
 LOT: AP 24 — Lot 132; 20,050 sq. ft.; R-20 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Construct an addition to increase size of kitchen and add one bedroom and deck

Dimensional Variance petitioned under Article III, Section F, Table III F-1

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— FRONT YARD	30'	27.925'	2.275'
	— REAR YARD	50'	43.9'	6.1'

Mr. Russo was sworn in as the attorney for the applicants. He explained that the applicants are looking to expand their living area and kitchen area. Mrs. Kelley Villanueva was sworn in and she is the owner of the property. She explained to the board why she wants to expand the kitchen and living room.

No abutters appeared for or against

Mr. Frezza made the motion to grant the application. Mr. Piloizzi seconded the motion. A voice vote was taken; all in favor.

File 2011-54

LOCATION: 6 Heritage Circle
OWNER/APPLICANT: Mario and Maria Cicco
LOT: AP 2 — Lot 398; 10,300 sq. ft.; R-15 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Construct a two story addition attached to existing dwelling

Dimensional Variance petitioned under Article III, Section F, Table III F-1

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	15,000'	10,300'	4,700'
	— WIDTH	100'	95'	5'
	— REAR YARD	45'	27'	18'
	— LEFT SIDE	20'	16.8'	3.2'

Mr. Veltri sworn in as the surveyor on the project and he explained to the board that the addition is for extra living space, no additional residents will be moving in. Mrs. Cicco was sworn in who is owner of the property and she also explained to the board what the addition will be used for.

No abutters appeared for or against

Mr. Frezza made the motion to grant the application. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Recess 7:29 pm

Back in session 7:53

File 2011-57

LOCATION: 1526 Atwood Avenue
OWNER APPLICANT: Atwood Medical Properties, LLC
LOT: AP 53 —Lot 301; 4.52 acres; R-40 Zone
EXISTING USE: Medical Building
PROPOSAL: Signage for medical building
Dimensional Variance per Article III, Section J – Signage, Sections 5.1.11 and 5.1.12

Mr. Shekarchi attorney for this project was sworn in and he explains where the sign will be placed and the dimensions of the sign. Mrs. Sheryl wrote a memo addressed to the board and in that memo she states that there are three stipulations that the owners of the building and contractors need to comply with. There needs to be a subject easement with post office, sign must be five feet off all property lines and the sign needs to be illuminated when business is open.

No abutters appeared for or against

Mr. Anzelone made the motion to grant the application with stipulations. Mr. Pilozzi seconded the motion with the stipulations. A voice vote was taken; all in favor.

Adjourn 8:15